

1603 Casuarina Unit 1 & 2 Drive

Bentonville, Ar 72713



List Price: \$656,000
MLS#: 1339133
Beds: 3
Baths Full: 3
Garage: 2
Square Feet: 2,914
Price / Square Foot: \$225.12
Subdivision: Poigai Estates Ph 1 Bentonville
Type: Residential
Built: 2024
County: Benton
School:

Description

ALMOST NEW! TURN KEY! LOW MAINTANENCE DUPLEX FOR SALE! GROSS ANNUAL INCOME \$40,500! Smart investors know the right property can build wealth for years to come. This 2 unit 3-bedroom, 2.5-bath home with an attached 2-car garage offers strong appeal for both investors and buyers completing a 1031 exchange. The functional layout and desirable features make it attractive for tenants and support consistent rental demand. Conveniently located near shopping, dining, and major employers, the property benefits from a location that continues to see strong housing demand. Whether you're expanding your portfolio, securing a replacement property for a 1031 exchange, or looking for a long-term hold with appreciation potential, this property presents a solid investment opportunity in a growing market.

Property Details

Lot Size	0.20 Acres
Air Condition	CentralAir,Electric
Appliances	Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,Microwave
Exterior	Concrete
Fencing	BackYard
Listed By	Keller Williams Market Pro Realty Branch Office